



General View Of The Complex

7 The Old School Yard, Helston, TR13 8JS

£185,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

7 The Old School Yard

- ONE BEDROOM PROPERTY
- CLOSE TO TOWN CENTRE
- TUCKED AWAY LOCATION
- COMMUNAL COURTYARD GARDEN
- ALLOCATED PARKING SPACE
- FREEHOLD
- COUNCIL TAX BAND B
- EPC - C78

The Old School Yard is a small and well regarded collection of modern properties located around attractive and well tended communal courtyard gardens. Boasting a contemporary kitchen with polished granite worktops, a handy breakfast bar and pleasant open plan lounge. The property is designed with modern living in mind. Upstairs the double bedroom is well served by fitted wardrobes, whilst the bathroom suite is nicely appointed with a useful adjacent utility area.

The residence would seem to be well suited to the needs of first time buyers as well as buyers seeking an investment property. The property benefits from an allocated parking space, gas fired central heating and double glazing.

The accommodation, on the ground floor, comprises an open plan lounge, fitted kitchen and cloakroom. Upstairs there is a double bedroom and bathroom.







Helston itself is a bustling market town that stands as a gateway to The Lizard Peninsula which is designated as an area of outstanding natural beauty with many beautiful beaches, coves and cliff top walks. The town has amenities that include, national stores, supermarkets, doctor surgeries, churches and also many clubs and societies. There are a number of well regarded primary schools, a comprehensive school with sixth form college and a leisure centre with indoor heated pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Covered porch with front door to -

LOUNGE 12'3" x 9'9" max measuremen (3.73m x 2.97m max measuremen)

An open plan room with wood effect flooring, electric consumer unit, recessed spotlighting and a window to the side aspect. Opening to -

KITCHEN 9'9" x 9'5" narrowing to 5'8" (2.97m x 2.87m narrowing to 1.73m)

A well appointed modern fitted kitchen with polished granite working top surfaces incorporating a one and a half bowl stainless steel sink with a side drainer and swan's neck mixer tap and electric ceramic hob with hood over. There are a useful range of drawers and cupboards with complimenting wall units above, wine rack and auseful breakfast bar arrangement. Integrated appliances include an electric oven and fridge. Space is provided for a dishwasher. There is white metro style tiling to some walls, striking feature lighting, tiled flooring, door to the understairs storage cupboard and door to -

CLOAKROOM

With a low level W.C., wall mounted wash handbasin with a tiled splashback and shaving light over, extractor and tiled flooring.

A staircase rises to a half landing and in turn to the first floor.

FIRST FLOOR

LANDING

With white balustrade, loft hatch to the roof space and doors off to the bathroom and to -

BEDROOM 9'8" x 9'7" plus built-in wardrobe (2.95m x 2.92m plus built-in wardrobe)

A pleasant double bedroom with useful built-in wardrobes having sliding doors, hanging rail and storage, housing the central heating boiler. There is a window to the side aspect.

BATHROOM

Comprising a white suite with a 'P' shaped bath with tiled surround, shower screen and shower attachment, low level W.C. with concealed cistern and an attractive wash handbasin mounted within a vanity unit with storage cupboard under and mirror and shaving light over. The walls are partially tiled, with tiling to the floor. Chrome ladder style towel rail, spotlighting, extractor and door to the utility cupboard with shelving and spaces are provided for a washing machine and tumble dryer.

OUTSIDE

There are well maintained communal grounds and gardens for occupants to use. These would seem a pleasant space in which to sit out and relax. The property has covered entrance with a pathway that runs to the side. There is an allocated parking space together with a communal refuse store and recycling area.

AGENTS NOTE

We are advised by the vendor that all residents form part of a management company and an annual fee, currently circa £150.00, is paid to maintain the gardens, courtyard and lighting.

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

SERVICES

Mains electricity, water, drainage and gas.





COUNCIL TAX BAND

Council Tax Band B

DIRECTIONS

WHAT 3 WORDS – influence.tinned.pilots

Driving from our office proceed up Wendron Street, into Godolphin Road turn right into Sanctuary lane , proceed to the end where the old School Yard will be in front of you.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE – PURCHASERS

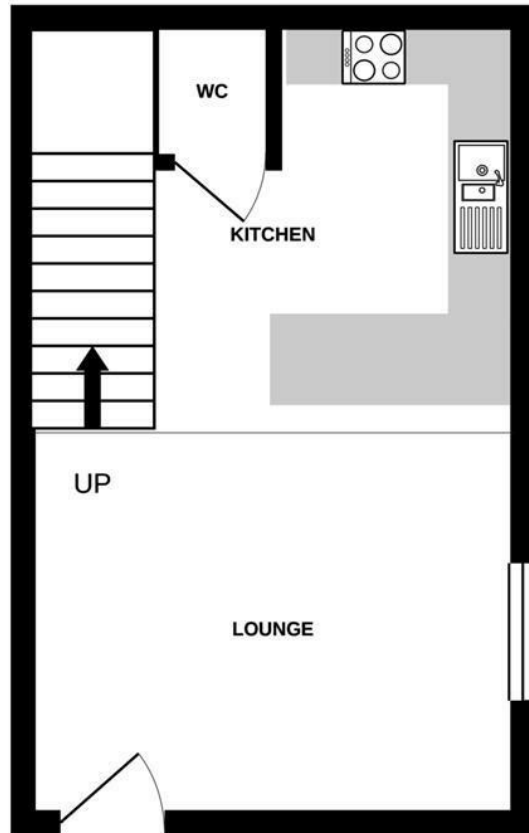
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

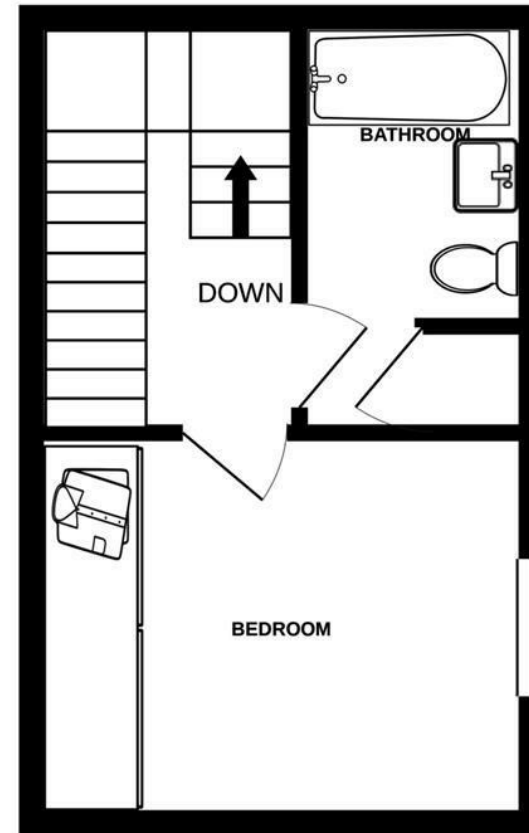
20th February, 2024.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lesser details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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